

DISTRICT III ADVISORY BOARD AGENDA

**January 6, 2016
6:30 p.m.**

**Wichita Water Center
101 E. Pawnee
Wichita, KS 67211**

ORDER OF BUSINESS

Call to Order
Approval of Agenda for January 6, 2016
Approval of Minutes for December 2, 2015

STAFF REPORTS

1. Fire Report

WFD will report on any specific issues of concern in the area.

Recommended Action: Receive and file.

2. Police Report

Community Police Officers will report on community policing issues in the area.

Recommended Action: Receive and file.

PUBLIC AGENDA

3. Scheduled items

None

4. Off-agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

Recommended Action: Provide comments/take appropriate action.

NEW BUSINESS

5. ZON2015-00051

Derrick Slocum, Metropolitan Area Planning Department, will present a city zone change request for LC Limited Commercial (“LC”) generally located east of South Seneca and one block north of 31st Street South (3122 S. Seneca).

The .70 acre application area is currently zoned SF-5 Single-Family Residential (SF-5, with a small squared are of GO General Office (“GO”) at the extreme southeast part of the application area. These three lots have remained vacant since platting in 1950. The applicant also owns the LC Limited Commercial (LC) zoned lot west of the site, developed with a strip retail commercial use. The applicant wishes to expand their banking operation to the subject site. Their nearest bank location is 400 feet northwest of the subject site and therefore requests a zone change request to LC. Under LC zoning, the Unified Zoning Code (UZO) would permit the following land uses on this site by right (which are not permitted under the current SF-5 zoning): duplex, multi-family, assisted living, group residence, correctional placement residence, hospital, nursing facility, university or college, animal care, automated teller machine, bank or financial institution, broadcast/recording studio, construction sales and services, convenience store, farmers market, funeral home, hotel or motel, medical service, nurseries or garden centers, general office, commercial parking area, pawnshop, personal care service, personal improvement service, post office substation, limited printing and copying, indoor entertainment and recreation, restaurant, general retail, secondhand store, service station, limited vehicle repair, vocational school, agricultural research, agricultural sales and service. Under LC zoning, the UZO would require compatibility setbacks from SF-5 zoning, parking, screening and landscaping; these requirements will limit development on the site. The UZO requires a 25-foot compatibility setback from SF-5 zoning to the north, it limits building height to 35 feet within 50 feet of SF-5 zoning, it limits light pole height to 15 feet within 200 feet of residential zoning, and it requires three parking spaces per 1,000 square feet for most commercial uses.

Recommended Action: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

BOARD AGENDA

6. Updates, Issues, and Reports

Opportunity is provided for the Council Member and District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Provide comments/take appropriate action.

7. **Adjournment**

The next District III Advisory Board meeting will be February 2, 2015 at 6:30pm at The Water Center, 101 E. Pawnee.